Horsham District Council

Tony White
White Planning
Wey Bank
Alton Road
Farnham
GU10 5EL

Our ref:	DISC/26/0347
Your ref:	Marches Rd Drainage Condition
Email:	planning@horsham.gov.uk
Direct Line:	01403 215245
If Calling Please ask for:	Sophie Moore
Date:	25th November 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 2 (Drainage Strategy) and 3 (Surface Water Drainage Scheme) to approved application DC/25/0982

Land at Marches Road, Warnham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

2. **Regulatory Condition**: Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to the Local Planning Authority for its approval in writing. The drainage strategy shall be implemented within 3 months of such approval being given in strict accordance with the agreed details. The drainage strategy shall be retained as such thereafter.

   Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 25th November 2026

3. **Regulatory Condition**: Within three months of the date of this decision a detailed surface water drainage scheme, which shall include a Surface Water Drainage Statement based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site and development, shall be submitted to the Local Planning Authority for its approval in writing. The submitted details shall be fully coordinated with the landscape scheme. The scheme shall be implemented within 3 months of such approval being given in strict accordance with the agreed details. The drainage scheme shall be retained in that manner thereafter.

   Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Date of approval - 25th November 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Surface and Foul Water Drainage Strategy - Proposed Layout	CIV01 P1	14.10.2026
Plans	Surface and Foul Water Drainage Strategy - Typical Details	CIV02 P1	14.10.2026
Supporting Docs	Drainage Calculations	MC0754 Calcs Network FV	14.10.2026
Supporting Docs	Greenfield Runoff Estimation Tool	NONE	14.10.2026
Supporting Docs	Septic Tank Details		14.10.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control